

# JANUARY 2016

## Status of Hunter Mill District Land Use Projects

### New Applications

**Comstock Reston Station Holding, LC** has filed a Proffer Condition Amendment, Conceptual and Final Development Plan [Tax Map Parcel 17-4((24)) and 17-4(1A)) 17A] to increase the overall maximum density of Reston Station from 2.5 Floor Area Ratio (FAR) to 3.5. The Application is also seeking an increase in the maximum building height of three of the eight buildings (Buildings 6, 7 and 8 from 140 feet to 240 feet).

**JBG/1831 Wiehle LLC** filed a rezoning application to rezone 1831 Wiehle Avenue [Tax Map 1704 ((18))1B] from the I-4 Industrial District Medium Intensity to the Planned Residential Mixed-Use (PRM) district to develop a mixed-use, transit oriented development in the Wiehle-Reston East Transit station area. The rezoning proposes 504 multi-family residential units and up to 61,000 square feet of complementary retail uses. The application also includes a conceptual and final development plan depicting the layout of the residential and retail uses for the property.

**General Dynamics Corporation** has filed Conceptual Development Plan Amendment and Final Development Plan Amendment to permit construct of a new headquarters building at 11011 Sunset Hills Road, Reston - Tax Map 18-3 ((1)) 11-B1. The proposed development will replace the previous approval of three (3) office buildings (up to 357,694 square feet) and extensive surface parking with a single office building of five (5) stories (190,000 square feet), with an option for future expansion.

**RTC Partnership and Akrdige** have jointly filed a Planned Residential Community Plan Amendment (PRCA 77-C-076) for design modification at 1760 Reston Parkway, [Tax Map 17-1-((1)) Parcel 2C]. The design modifications focus on building entry and pedestrian plaza, pedestrian plaza landscaping, redesign of the rooftop terraces, addition of two new private terraces, and an increase in parking spaces and garage height. There is no change to the approved gross floor area of the building or the approved land uses. A Planning Commission public hearing is scheduled for May 18, 2016.

### Applications Accepted

**CESC Commerce Executive Park, L.L.C.** has a rezoning/final development plan (RZ/FDP 2015-HM-011), concurrent with special exception amendment (SEA 94-H-049) for 1850 Centennial Park Drive, 11400 Commerce Park Drive, and 11440 Commerce Park Drive [Tax Map 17-4 ((12)) – Parcels 11D4, 11D5 and 11D7] to rezone from Industrial District I-3 (light industrial) to Planned Development Commercial (PDC) to permit the development of approximately 500 new dwelling units, a hotel with approximately 175 rooms, a new trophy office building of approximately 400,000 square feet, and complementary retail/active uses integrated into the ground floor to enrich the pedestrian experience. Two existing office buildings will be retained (totaling 356,496 square feet). The Application also includes an option to convert the proposed hotel to multifamily residential, and the proposed new office building to multifamily residential and/or hotel. **The Planning Commission public hearing has not been scheduled.**

**Sekas Homes, LTD** has submitted a Rezoning and Final Development Plan application, RZ/FDP2015-HM-012, concurrent with Development Plan Amendment DPA HM-117, for property located at 11690 Sunrise Valley Drive, [Tax Map 17-4 ((14)) Parcels 1b1 and 2]. The application seeks to rezone from Industrial District I-5, Planned Residential Community and Residential Estate to the Planned Development Housing-12 (PDH-12) to construct 37 urban-style single family attached dwelling units with associated parking and recreational amenities. The existing office building and surface parking will be removed. Access will be provided via a single full movement access point off of Roland Clarke Place and the development will be served by private streets and alleyways. **Planning Commission public hearing has not been scheduled.**

### Applications Scheduled

**Christopher W. Warner and Mary J. Warner** have filed rezoning application (RZ 2015-HM-010) located 9717 Clarks Crossing Road, Vienna [Tax Map 28-3 ((1)), Parcel 46 to rezone from R-1 to R-3, to build two (2) single-family homes, with one existing house to remain. Also requests a reduction of the minimum lot width requirement. **The Planning Commission public hearing is scheduled**

for January 27, 2016, 8:15 p.m.

**George Family Property Development LLC** has filed a Rezoning Application and Final Development Plan (RZ/FDP 2014-HM-024) for 9001 & 9005 Winding Creek Lane, 1620 & 1630 Crim Dell Lane, and 8915 Higdon Drive, Vienna [Tax Map 28-4 ((1)) Parcels 19, 19A, 21, 21B, 25, 25A and 25C]. The Applicant proposes to rezone from R-1 and R-C to PDH-2 for the development of eighteen new single family detached homes with the retention of three (3) existing homes. The proposed density for the project is 1.10 dwelling units per acre. On December 10, 2015, the Planning Commission voted unanimously to recommend approval of this application. **The Board of Supervisors public hearing is scheduled for Tuesday, February 2, 2016 at 4:30 p.m.**

**SINGH Properties II, LLC** has submitted Special Exception (SE 2015-HM-013) to permit the development of an assisted living facility, with memory care services consisting of 134 units, located at 10819 Leesburg Pike, Reston [Tax Map 012-3 ((1)), Parcel 4]. The Planning Commission held the public hearing on October 21, 2015 at 8:15 p.m. On December 10, 2015, the Planning Commission voted unanimously to recommend approval of this application. **The Board of Supervisor public hearing is scheduled for Tuesday, February 2, 2016.**

**2222 Colts Neck Road LLC** has filed a Development Plan Amendment (DPA A-936-05), a Proffered Condition Amendment (PCA A-936-03), and a Planned Residential Community Plan Amendment (PRCA A-936) for [Tax Map 26-1 ((13)) Parcel 1] to revised the approval of 210 independent living units to allow for 119 of the approved independent living units to be replaced with an assisted living facility and to make minor amendments to the currently approved project. **The Planning Commission public hearing is tentatively scheduled for February 17, 2016.**

**Pulte Homes** has filed rezoning application (RZ 2015-HM-005) for 1825 Michael Faraday Drive, Reston [Tax Map 18-3 ((06)) Parcel 5] to rezone from an Industrial District I-4 to a Residential District R-30 on 1.58 acres. The proposed redevelopment will replace a single-story office building with 42 stacked townhouses. **The Planning Commission public hearing is scheduled for Thursday, April 28, 2016, at 8:15 p.m.**

**Bozzuto Development Company, Inc.** has submitted a Proffer Condition Amendment (PCA 86-C-023), Development Plan Amendment (DPA 86-C-023) and Planned Residential Community Amendment Plan (PRCA 86-C-023) for the proposed redevelopment of St. John's Wood apartments to convert 250 multi-family garden apartments in nine-three story buildings to 625 new apartments and thirty-four townhomes. The property is located at 11500 Olde Tiverton Circle, Reston [Tax Map 11-4 ((1)) Parcel 12]. **The Planning Commission public hearing is currently scheduled for February 24, 2016, at 8:15 p.m.**

**Reston Town Center Property LLC** has filed a Comprehensive Signage Plan Amendment (CSPA 85-C-088) to amend the existing CSP for the Reston Town Center Urban Core as follows: specific signage for residential uses, permit accurate documentation of installed and future signage, installed signs are in conformance with the CSP Amendment, and facilitate the determination of permissible signage for specific buildings and tenant spaces. **The Planning Commission public hearing is scheduled for March 10, 2016, at 8:15 p.m.**

**Metropolitan Washington Airports Authority and the Virginia Department of Rail and Public Transportation** on behalf of the Washington Metropolitan Airport Authority (WMATA) and the Board of Supervisors, have filed a Planned Residential Community plan (PRC 86-C-121-05), concurrent Special Exception (SE 2015-HM-024) for its electrically-powered regional rail transit accessory facilities. The Category 4 special exception seeks to allow the north entrance to the Reston Town Center Station identified by [Tax Map 017-3 ((1)) Parcel 35B] for an electrically powered regional rail substation. In addition, the build-out will include the station entrance pavilion/pedestrian bridge which will be owned and operated by WMATA. **The Planning Commission public hearing is scheduled for January 13, 2016 at 8:15 p.m. The Board of Supervisors public hearing is scheduled for February 2, 2016 at 3:30 p.m.**

**Chick-fil-a, Inc.** has filed a Planned Residential Community plan (PRC 86-C-023-02) to redevelop property previously occupied by Burger King, located at 1490 North Point Village Center, Reston [Tax Map 11-4 ((12)) 1B]. The Application seeks to demolish the existing building and construct a proposed 4,700 square foot Chick-fil-A fast food restaurant with a drive-through. **The Planning Commission public hearing is scheduled for March 16, 2016 at 8:15 p.m.**

**Tysons West Residential, L.L.C.** has filed a Comprehensive Sign Plan (CSP 2011-HM-032) for Tysons West Phase II – [Tax Maps 29-3 ((34)) Parcels A, B, C, 1,2,3, 4,5, and 6] to incorporate signage previously approved under SE 2012-HM-006 (Phase I) and proposed signage related to Building C and multiple park spaces (Phase II). The signage is to establish identity for the new transit oriented residential community. **The Planning Commission public hearing is scheduled for Thursday, April 14, 2016, 8:15 p.m.**

**Tall Oaks Development Company LLC** has filed a Planned Residential Community plan (PRC C-020) plan to redevelop the property [Tax Map 18-1 ((5)) Parcel 8A1] to redevelopment with a mix of residential and retail uses. The proposed redevelopment

will consist of 70 condo flats, located in two multifamily buildings with garage parking underneath each building; 42 two-over-two multifamily units with a combination of garage and street parking; 44 single family attached dwelling units; and 7,000 square feet of community-serving retail sales. **The Planning Commission public hearing is scheduled for May 4, 2016, at 8:15 p.m.**

**Wiehle Station Venues LLC** has filed a rezoning (Planned Residential Mixed – Final Development Plan (RZ 2015-HM-013), concurrent with Special Exception Amendment (SEA 94-H-049-2) [Tax Map 17-4 ((12)) Parcel 11B and 11D9 part and 17-4 ((33)) Parcel C] to permit infill development of multifamily residential uses near the Wiehle-Reston East Metro Station. The proposed development will replace an existing surface parking lot with 260 dwelling units. The existing office condo building will also be rezoned PRM as a secondary use to the new residential use. A portion of the property (approximately 1.99 acres) will remain Industrial District I-3 and provide parking for the condo office building. The special exception is to permit commercial off-street parking to serve the office application condo building. **The Planning Commission public hearing is scheduled for May 12, 2016, at 8:15 p.m.**

**RP 11720, LLC.** has filed a Proffer Condition Amendment (PCA B-846-03) concurrent with a Planned Residential Community Plan (PRC B-846-04 to amend the existing development plan (DP-117) in order to construct 49 Urban-Style single family attached dwelling units. The property is located at 11720 Sunrise Valley Drive, [Tax Map 17-4 ((14)) Parcel 1A]. The PRC Plan and Proffered Condition Amendment are to add proffers to the property. The existing building and surface parking will be removed. **The Planning Commission public hearing is scheduled for Thursday, June 16, 2016 at 8:15 p.m.**

## Not Scheduled

**Woodland Park Parcel I, L.P.** has filed Proffer Condition Amendment (PCA 2000-HM-044-02), Conceptual Development Plan Amendment (CDPA 2000-HM-044) and Final Development Plan Amendment (FDPA 2000-HM-044-02, concurrent with PCA 2003-HM-046-03, CDPA 2003-HM-046 and FDPA 2003-HM-046 at Tax Map 16-4 ((1)) 45 part and 46 part, (portion undeveloped) to a transit-related residential mixed use community. The proposed Transit Oriented Development will include 58 single family attached homes in Block A; 88 two-over-two multi-family units; 180 multi-family units in a five story building in block C; 375 units in a five story structure in Block D; and three development options for Block E for office, hotel and retail. **Planning Commission public hearing has not been scheduled.**

**CARS-DB1, LLC** has filed two rezoning applications and a special exception application for a proposed transit oriented development called Dominion Square near the Spring Hill Metro Station. The properties are located at 1580, 1586, and 1592 Spring Hill Road [Tax Map 29-3 ((1)) Parcels 2C1, 2C2, 2D, 3, and part 5], and also located at 8525 Leesburg Pike [Tax Map 29-3 ((1)) 3B and part 5]. The applications seek to rezone the property from the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts. The two rezoning applications, RZ 2011-HM-012 concurrent with RZ 2011-HM-013, propose to redevelop multiple car dealerships into a vibrant, transit oriented mixed-use neighborhood with office, hotel, retail, and residential uses. Included in the development will be five (5) office buildings, six (6) residential buildings, a hotel, ground floor retail uses, and a large public park/facility near the stream valley area to the south. The low-rise retail structures and multiple surface parking lots will be replaced with high-rise buildings and structured parking. **The Planning Commission hearing has not been scheduled.**

**1587 Springhill Holdings, Inc.** [Tax Map 029-3 ((1)) 2G], has filed a rezoning and Conceptual Development Plan (CDP) application to rezone the property from Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). The property is currently developed with a motel and restaurant that were constructed in 1982. The proposed mixed-use development is near the Spring Hill Metro Station and will consist of either two residential buildings and one office building or three residential buildings, with ground floor retail uses located along Spring Hill Road. **The Planning Commission public hearing has not been scheduled.**

**Virginia Electric and Power Company, d/b/a Dominion Power** filed a request for Final Development Plans (FDP 2011-HM-013 and FDP 2011-HM-027) to permit the development and operation of an electric substation on property at Tysons [Tax Map 29-3((1)) Parcels 2G, 3B and 5]. The substation will convert electric power from the existing 230kV transmission line to a 34.5kV line that is usable by commercial, residential, utility, and retail consumers. **The Planning Commission public hearing has not been scheduled.**

## Indefinitely Deferred

**RSQ9 Owner, LLC** has filed a Comprehensive Sign Plan Amendment (CSPA B-846-02), at 11790 Sunrise Valley Drive, [Fairfax County Tax Map 017-4((31) Parcel 01], to increase the flexibility in the number and location of signs, without increasing the overall size of signage. **The Planning Commission public hearing has been indefinitely deferred.**

**Novus Residences, LLC** has filed Proffered Condition Amendment (PCA A-502-02), Development Plan Amendment (DPA 502-A-08), and a Planned Residential Community (PRC 502-A-04) plan applications for the Lake Anne Fellowship House at 11448 and 11450 North Shore Drive, Reston [Fairfax County Tax Map 017-2((1)) Parcels 2 and feet), that will include a building with 140 independent living affordable units and a second building with 285 market rate multi-family dwelling units. **The Planning Commission public hearing has been indefinitely deferred.**

**Q-R Spring Hill, LLC, Perseus Realty,** has filed a Rezoning and Conceptual Development Plan (CDP) application for 1577 Spring Hill Road [Tax Map 029-3 ((1)) Parcel 2F]. The Conceptual Development Plan proposes to rezone the property from Regional Retail - C-7, Highway Corridor Over-lay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-026). The proposed mixed-use development is near the Tysons West Metro Station and will consist of office, hotel, residential, and retail development. **The Planning Commission public hearing has been indefinitely deferred.**

**JBG Reston Retail, LLC,** has filed a proposed Development Plan Amendment (DPA-B-846-04), Proffer Condition Amendment (PCA-B-846-02), and Planned Residential Community Plan (PRC-B-846-03) to allow the construction of a drive-in bank at 11810 Sunrise Valley Drive [Tax Map 17-4 ((31)) Parcel p (part), 17-3 ((3))-IE (Part) and 17-3 ((3))-IE3]. **The Planning Commission public hearing has been indefinitely deferred.**

**Comstock Reston Station Holdings, LC ,** has filed Comprehensive Sign Plan (CSP 2009-HM-019) for 1860 Wiehle Avenue and 1886 Metro Center Drive in Reston, [Fairfax County Tax Map 017-4((01)) Parcel 17A and 017-4((24)) Parcels 3 and 4B], to allow for a coordinated and comprehensive plan of signage for the mixed used development at Reston Station. The signage is to ensure convenience and appropriate way finding for users and occupants of Reston Station. **The Planning Commission public hearing has been indefinitely deferred.**

## Hunter Mill District Land Use Committee

The Hunter Mill District Land Use Committee meeting will be on **Tuesday, January 19, 2016** at 7:30 p.m. – Location: 1801 Cameron Glen Drive, Reston, Community Room A. There is one item on the agenda:

**Christopher W. Warner and Mary J. Warner** have filed rezoning application (RZ 2015-HM-010) located 9717 Clarks Crossing Road, Vienna [Tax Map 28-3 ((1)), Parcel 46 to rezone from R-1 to R-3, to build two (2) single-family homes, with the existing house to remain on site. Also requesting a reduction of the minimum lot width requirement. **The Planning Commission public hearing is scheduled for Wednesday, January 27, 2016, 8:15 p.m.**

For additional information, contact [Goldie Harrison](#), at 703-478-0283.

## Reston Planning and Zoning Committee Meeting

Reston Planning and Zoning Committee meeting is scheduled for **Monday, January 25, 2016, 7:30 p.m.**, at the North County Governmental Center, 1801 Cameron Glen Drive. For agenda and additional information, visit <http://rpz.korchy.com>.